



# Albright Window Replacement Proposal

424 E. 16<sup>th</sup> Street in Tucson

Sept 21, 2021



# Overview

- We are restoring a 99 year old Armory Park Home
- We would like to replace six windows on the west side of the home that are warped and not repairable. We would like to replace these windows with wood windows (like for like) thus keeping within historic guidelines.
- These six windows have been reviewed by eight window companies/repair people. All have indicated that the windows are not repairable.
- Two of the repair people (Robert and Mike) were recommended to us by Armory Park Historic Society and have informed the group (President Martha McClements in particular) that the windows are not repairable. We want to make sure the review group is aware that trusted people have told us that we have to replace them (they are not repairable) as we know there are some on the review committee that have strong feelings about repairing windows instead of replacing them. Please be assured that we looked at options to replace them. They simply are damaged beyond repair so we appreciate support in this request.
- For the two repair people - Robert gave his verbal report to Martha (he did not want anything in writing) and Mike sent us an email opining that the windows need to be replaced. Mike's email is included for review.
- We had a "courtesy review" December 18, 2020 with members of the Armory Park Historic Committee and City of Tucson. During that review we proposed changing more windows as we have others that need to be replaced. The feedback we got from that meeting was to focus on the west side of the home which was the most important and in need of repair. We also were told that focusing on the west side would result in a minor review compared to our original aspirations of changing almost all of the windows which could be considered a full review.

# Proof of Inspection by Trusted Armory Park Window Expert

Email From Mike who Martha McClements recommended as someone who could verify if windows needed to be replaced

De : **MV M** <[milessolutions@gmail.com](mailto:milessolutions@gmail.com)>  
Date : lun. 25 janv. 2021 à 20:00  
Objet : Meeting about windows  
A : <[Christelealbright@gmail.com](mailto:Christelealbright@gmail.com)>

Hello Mrs. Albright,

This email is in reference to the assessment request made by you on January 21, 2021 at 11 A.M for your home at 424 E. 16th street regarding the current state of the windows installed on the west side of your house. As mentioned when I first visited your home, the windows can technically be restored, however this will not keep the rest of the window(s) from needing repairs/restoration as they fail in the future

Therefore, my recommendation is full window replacement due to the following concerns: The windows have not been well maintained and therefore are not functional, the wood framing around the window panes are in such disrepair that you can insert objects between them to the outside of the home, in which case weatherstripping would not be effective. In addition, the ropes and weights are brittle or already broken, and not in adequate operating order. In my opinion and from my experience, I do not feel it is cost effective to repair them. The cost to do so would be well in excess of replacing them with similar dual pane energy efficient Windows "with similar appearance" as stated on [https://www.tucsonaz.gov/files/preservation/Guide for Green Retrofitting Historic Homes.pdf](https://www.tucsonaz.gov/files/preservation/Guide%20for%20Green%20Retrofitting%20Historic%20Homes.pdf) pertaining to suitable window replacement.

Exterior wood framed windows are not common in Tucson past the 1970's due to the fact that they are not well suited for this climate without frequent maintenance, repair, or replacement. If the windows in your home are original, and they appeared to be they are beyond the service life expectancy (the depreciation web site would be helpful in displaying this. I input your windows age at 100 years and the replacement price at \$1500 which equaled \$0.00. This is an estimate and would be for each window).

I encourage you to reach out to your home insurance provider and see if they will even cover the windows should you need to make a claim in the event of a loss. Some may depreciate them and pay out a percentage while others will pay replacement cost. You may also have special terms and conditions since your home is historic.

I have included several links to support my statements. Incorporating new and more efficient products and techniques while maintaining the visual aesthetics of your historic home should not be compromised for you or your neighbors. You chose to live in a historic home not a museum. The home should still be allowed to be modified to provide for the necessities of life and have modern conveniences/ technology. Efficient windows save energy. Are you allowed to have Air conditioning in your home? If so, that was not original to the home, yet is allowed due to the climate in Tucson.

Let me know if I can be of any further assistance.

Regards,

Mike

# Our Goal

- Replace six windows with six new wood windows (like for like) that face west by Fall of 2021.
- Make the home more energy efficient
- Feel safe (a major concern for us right now)
- Comply within historic and city guidelines
- Complete project within reasonable costs

# Proposed Solution: Replace Existing Wood Windows with New Wood Windows and One Design

## Windows Facing West



## Proposed New Wood Window Look



# Proposed Look of Window



# Proposed Type of Wood Window: Jeld -Wen

**JELD-WEN**  
WINDOWS & DOORS  
Wood Frame  
Double Hung  
Double-glazing with LowE  
and Argon fill  
JEL-N-578-01933-00001

**NFRC**  
National Fenestration  
Rating Council®  
**CERTIFIED**

**ENERGY PERFORMANCE RATINGS**  
EVALUACION DE RENDIMIENTO ENERGETICO

<b>U-FACTOR</b> FACTOR-U 0.9 (U.S./I-P)   1.65 (Metric/SI)	<b>SOLAR HEAT GAIN COEFFICIENT</b> COEFICIENTE GANANCIA DE ENERGIA SOLAR 0.20
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**ADDITIONAL PERFORMANCE RATINGS**  
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

<b>VISIBLE TRANSMITTANCE</b> TRANSMISION DE LUZ VISIBILE 0.47	<b>AIR LEAKAGE</b> INFILTRACION DE AIRE ≤ 0.3 (U.S./I-P)   ≤ 1.5 (Metric/SI)
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we stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Manufacturer's literature for other product performance information.  
ite estipala que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por terminados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.

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**WINDOW & DOOR  
MANUFACTURERS ASSOCIATION  
WDMA**  
Hallmark Certified  
[www.wdma.com](http://www.wdma.com)

**JELD-WEN**  
WINDOWS & DOORS  
**W-2500 Wood Double Hung**  
Manufacturer Stipulates Hallmark Certification  
as indicated below

<b>STANDARD</b> AAMA/CSA 101/I.S.2/A-440-11; 130-H-665-04	<b>RATING</b> Class R-PG25; Size Tested 37.375x76.5 in: Type H: DP +25/-10
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# Final Thoughts

We know that there are differing opinions amongst the review committee as to what style of window needs to be installed. The west side of our house has three different styles/grills of windows and we are proposing a simple style that does not have excess grills. It is our understanding that our proposed window style is historically correct. That said, we'll do whatever the committee wants but would appreciate the group knowing that the style we are choosing is the most cost effective for us (and the one we prefer). We also would like to have only one style of window for the whole west side.

We have heard that the committee was debating the allowance of "hybrid" windows that look just like wood. Our understanding from the eight people that have reviewed our project is that these windows cost +20% less, last longer and are more environmentally friendly. If the committee allows this type of windows we would like to use them given the above benefits.

This has been almost a year long project for us with several starts and stops. We are open to how you want us to do this. We just want to move forward so that we can enjoy our home.

Thank you,

The Albrights

424 E. 16<sup>th</sup> Street, Tucson

# Additional Slides to Original August Submission

## Permission to do the rest of the house!?

- We would like to have the ability to change the rest of our windows over time so that we have a consistent look and feel for the whole house.
- That said, if this complicates our goal of changing the west facing windows then we will withdraw this request to have permission to do the rest of the house.

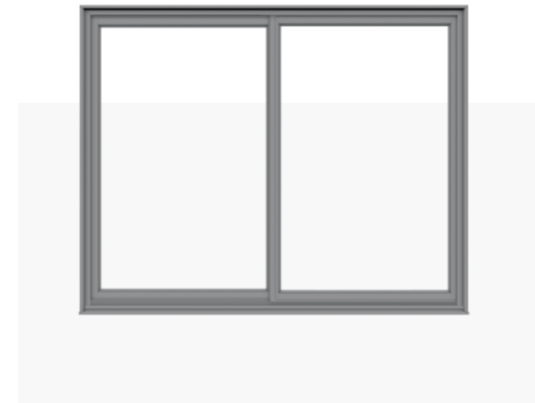


# Rest of House Proposal: Non Street Facing Window Designs

## Wood Windows and One Design



## Proposed Wood Window Look



# Rest of House Proposal: Street Facing Window

## Wood Windows and One Design

### **North Window Visible from Street**



### **Proposed Wood Window Look**

